

Drawing and Planning Ltd  
Mercham House  
25-27 The Burroughs  
Hendon  
London  
NW4 4AR

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TOWN & COUNTRY PLANNING ACT 1990  
**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) ORDER 2015**

**GRANT PRIOR APPROVAL**

**Ref: P/2202/15**

**Application Type:** Prior Approval Office to Residential

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With reference to the application received on 01 May 2015 accompanied by Drawing(s)

Application form, Planning Statement, RXTHS-E001, E002, E003, E301, E302, E303, L-000, L-001, L-301, P-001, P-004, P-304, P-301, S001, S002, S301, S302

**Conversion of part of the ground floor from offices (Class A2) to 1 self-contained flat (Class C3)**

**Roxeth House, Shaftesbury Avenue, South Harrow, Harrow, HA2 0PZ**

1. **PRIOR APPROVAL IS REQUIRED**
2. HARROW COUNCIL, the Local Planning Authority,  
**GRANTS** prior approval subject to the following condition(s):

1	INFORMATIVE: The applicant is reminded that, to comply with the provisions of paragraph W to Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the development must be carried out in accordance with the details approved by the local planning authority.
2	INFORMATIVE: To benefit from the permitted change from office to residential under Part 3 (Class M) of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 the development must be completed within a period of three years starting with the Prior Approval date.

3	<p>INFORMATIVE: The applicant is reminded that a building which has changed use under Class M is to be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as such a dwellinghouse.</p>
4	<p>INFORMATIVE: Please be advised that approval of this application (either by Harrow Council, or subsequently by PINS if allowed on appeal following a refusal by Harrow Council) will attract a liability payment of £10,283.40 in Community Infrastructure Levy (CIL). This charge has been levied under s.206 of the Planning Act 2008 and includes both the Mayor of London's CIL and Harrow Council's CIL.</p> <p>Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL, in addition to Harrow's CIL, on commencement of the development.</p> <p>Your proposal is subject to a CIL Liability Notice indicating a levy of £10,283.40 for the application, based on the Mayoral CIL levy rate for Harrow of £35/sqm plus Harrow's charging rate for residential of £110/sqm and the floorspace of 70.92m<sup>2</sup>.</p> <p>It is the applicant's responsibility to provide evidence to the effect that the building(s) was in a use that is "lawful", and that the building(s), or part of the building, have been in use for a continuous period of at least six months within the period of twelve months ending on the approval is granted. The Council will require further evidence of proof of the continuous use if this is not evident. Clarification as to what constitutes a lawful use is given in the Town and Country Planning Act, s191(2).</p> <p>You are advised to visit the planning portal website where you can download the appropriate document templates.</p> <p><a href="http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil">http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</a></p>

**Date of decision: 08 July 2015**



**Beverley Kuchar**  
**Head of Development Management and Building Control**

**Decision Notice Notes are available at**  
**[www.Harrow.gov.uk](http://www.Harrow.gov.uk) in the Planning section, Planning Documents**  
**Decision Notice Notes**

THIS IS NOT A BUILDING REGULATION APPROVAL. YOUR ATTENTION IS PARTICULARLY DRAWN TO THE ABOVE NOTES WHICH SET OUT THE RIGHTS OF APPLICANTS WHO ARE AGGRIEVED BY THE DECISION BY THE LOCAL AUTHORITY.

Enquiries about the need for Building Regulations approval should be made to:

**Building Control**

**PO Box 37, Civic Centre,**

**Harrow HA1 2UY**

**You may find the answer to your query at:**

**<http://www.harrow.gov.uk/buildingcontrol>**

**Telephone 020 8901 2650 (general enquiries)**

**DECISION NOTICE**

**P/2202/15**

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